


29 Highlands Road, Leatherhead, KT22 8NB

Price Guide £479,950









- SUPERB VICTORIAN COTTAGE
- TWO BEDROOMS PLUS * STUDY/BED 3
- MODERN KITCHEN
- DINING ROOM
- SHORT WALK TO TOWN AND STATION
- OFF STREET PARKING
- SITTING ROOM WITH LOG STOVE
- MODERN BATHROOM
- HARD LANDSCAPED GARDEN
- SOUGHT AFTER LOCATION

## Description

This superb two bedroom Victorian cottage is situated in South Leatherhead's conservation area whilst just a short walk from the town and enjoying off street parking.

The property has been well maintained during its current ownership, the tasteful accommodation includes a front sitting room with bay window and log burning stove, dining room with large under stairs cupboard (has previously been used as a small work area) and cottage style kitchen with solid wood work surfaces and integrated appliances. From the kitchen there is an inner lobby to the back door and to a modern bathroom.

* Upstairs there are two double bedrooms and study/third bedroom which could also be converted to create an upstairs bathroom.

Outside, there is a hard landscaped rear garden with part patio/decked terrace and artificial lawn with rear garden gate leading to the parking area.

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| **Tenure** | Freehold |
| **EPC** | D |
| **Council Tax Band** | D |

## Situation

Located on the very popular south side of Leatherhead, this property is within walking distance of the town centre and station, Parish Church, Nuffield Health Fitnesss & Wellbeing Gym and river walks.

Leatherhead town centre offers a variety of shops including a Waitrose, Boots, WH Smith and Sainsbury's Supermarket in the part covered Swan Shopping Centre. The town centre itself offers a wide variety of boutique coffee shops, restaurants and pubs. Within the area there are highly regarded both state and private schools including in Leatherhead St John's School and Downsend School whilst at nearby Mickleham is Box Hill School.

Leatherhead's mainline railway station offers commuter access to London Waterloo & Victoria and access south to Guildford & Dorking. The M25 at Leatherhead provides access to the national motorway network together with Heathrow and Gatwick Airports.

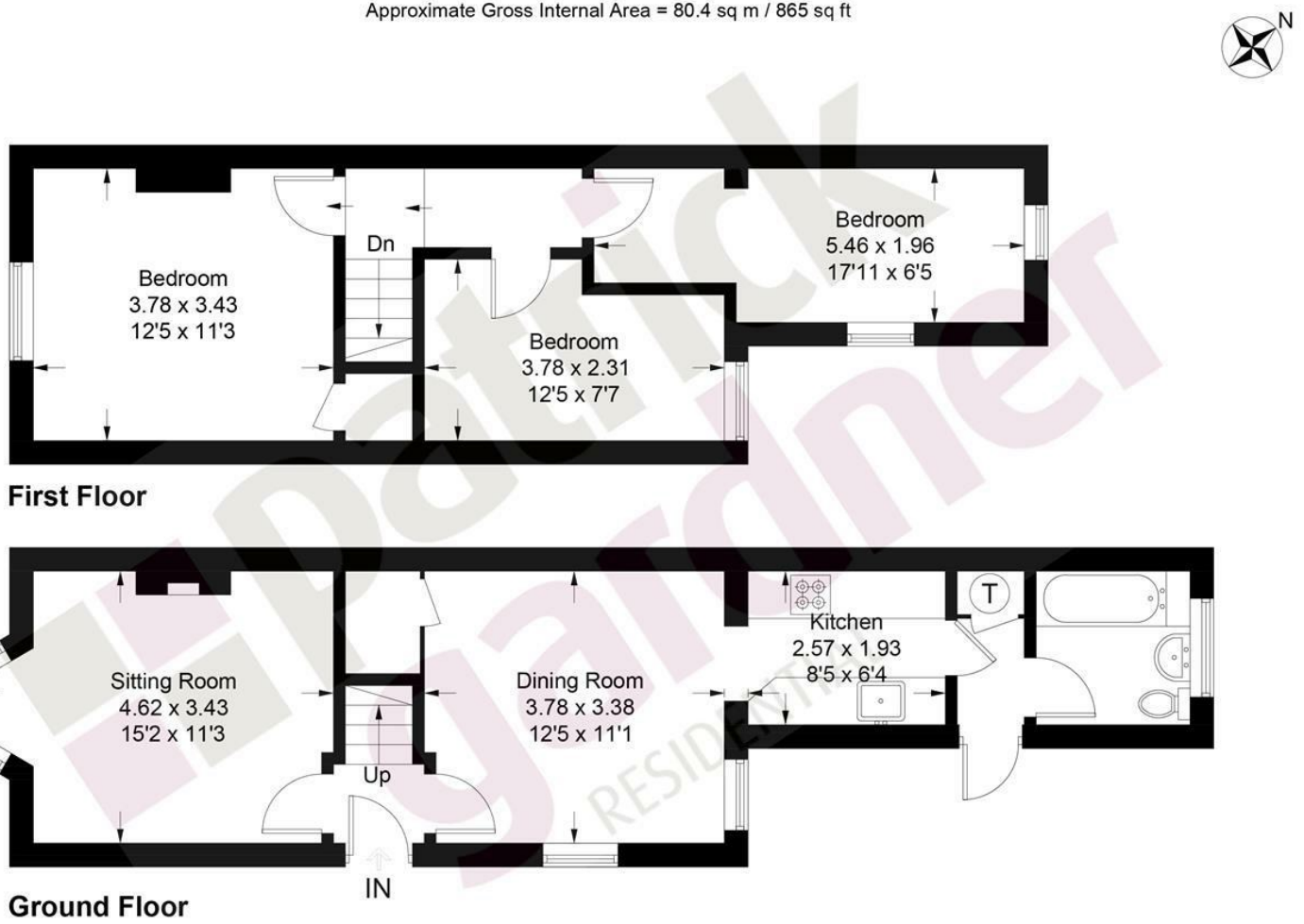
The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful opportunities for walking, cycling and horse riding. Other outdoor family pursuits on the doorstep include Polesden Lacy, Denbies Wine Estate, Bocketts Farm and Norbury Park.







Approximate Gross Internal Area = 80.4 sq m / 865 sq ft




This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1264223)

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